

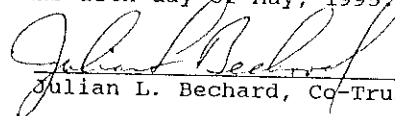
TRANSFER
TAX
PAIDTRUSTEES DEED

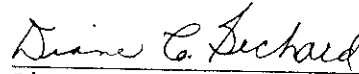
009092

44-139

JULIAN L. BECHARD and DIANE B. BECHARD, of Waterville, County of Kennebec, State of Maine, as Co-Trustees B under the will of Lucien J. Bechard and Co-Trustees under the will of Mary A. Bechard, by the power conferred by the Probate Court and the laws of the State of Maine and every other power, for consideration paid, grant to GENE, INC., a Maine Corporation, having a business address of 25 Elm Street, Waterville, County of Kennebec, State of Maine, with Warranty Covenants, a certain lot or parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, lying on the northwesterly side of and adjacent to Silver Street, so-called, and more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 12th day of May, 1995


Julian L. Bechard, Co-Trustee

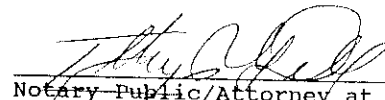

Diane B. Bechard, Co-Trustee

STATE OF MAINE
KENNEBEC, SS.

May 12, 1995

Then personally appeared the above named Julian L. Bechard, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,


Notary Public/Attorney at Law
Timothy R O'Donnell

13-051195

Real Estate

44-139

Parcel 1

A certain lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit: Beginning at a stone monument set in the ground at the intersection of the westerly line of Silver Street and the northerly line of Western Avenue (formerly known as Mill Street); thence running westerly on said northerly line of Western Avenue 198.9 feet to an iron pin set in the ground in the easterly line of Elm Street as a county road; thence running northerly on said easterly line of Elm Street 146.85 feet to an iron pin driven in the ground at the southwest corner of land of J.E. Pomerleau; thence running easterly along said Pomerleau's southerly line 108.65 feet to an iron pin driven in the ground in the westerly line of land owned or occupied by William Herman; thence running southerly in the westerly line of said Herman 43.2 feet to an iron pin driven in the ground directly in range with the southerly side of the stable situated on said Herman's lot; thence running easterly in a line coincident with said southerly line of said stable, and the same line extended, 61 feet to the southeast corner of said stable; thence deflecting at an angle of 11° and 42' to the northward, running 78.5 feet to an iron pin driven in the ground in the westerly line of said Silver Street; and at the southeasterly corner of said Herman's land; thence running southerly along said westerly line of Silver Street 140.5 feet to the point of beginning.

Meaning and intending to convey that premises also described as 25-29 Elm Street and 63 Silver Street and being the same premises deeded to Mary Bechard by deed Fred P. Kimball, dated March 7, 1936 and recorded in the Kennebec County Registry of Deeds, Book 706, Page 566. This conveyance is made pursuant to the Last Will and Testament of Mary A. Bechard, whose will is probated in the Kennebec County Probate Court Docket #47459.

Parcel 2

land in Waterville, Kennebec County, State of Maine, and more particularly bounded and described as follows: Beginning at an iron pipe marking the northeasterly corner of land of the herein grantors, said iron pipe also marking the northwesterly corner of land now or formerly of George W. Manter, and lying on the southerly line of land of the herein grantees; thence S 59° 33' 55" W along the line between the herein grantors and the herein grantees a distance of 31.81 feet to a point marking an angle point in said line; thence S 54° 37' 16" W continuing along said line between said grantors and said grantees a distance of 43.20 feet to an iron rod near Central Maine Power Company Pole # 18.01; thence S 27° 49' 47" E continuing along the line between said grantors and said grantees a distance of 20 feet to an iron pipe; thence N 54° 37' 16" E along the line of remaining land of the herein grantors a distance of 43.20 feet to an iron pipe; thence N 27° 49' 47" W along the line of remaining land of the herein grantors a distance of 16.47 feet to an iron pipe; thence N 53° 16' 37" E along the line of remaining land of the herein grantors a distance of 32.17 feet to the iron pipe at the point of beginning.

The herein described parcel contains 912.56 square feet.

Excepting and reserving from the above described Parcels #1 and #2 the following:

the land in Waterville, Kennebec County, State of Maine, said parcel being a corner lot bounded southwesterly by the northeasterly right of way line of Western Avenue, so-called, and bounded southeasterly by the northwesterly right of way line of Silver Street, so-called, and more particularly bounded and described as follows:

Beginning at an iron pin set in the northwesterly right of way line of said Silver Street, said iron pin marking the most southerly corner of a triangular parcel of land conveyed by Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard to Bernard McCaslin, et al. by deed recorded in Kennebec County Registry of Deeds, Book 3009, Page 176; thence S 58° 56' 38" W along the northwesterly right of way line of said Silver Street a distance of 124.56 feet to an iron pin set at the intersection of said right of way line with the northeasterly right of way line of Western Avenue; thence N 28° 18' 58" W along the northeasterly right of way line of said Western Avenue a distance of 120 feet to an iron pin; thence N 50° 33' 3" E a distance of 128 feet to an iron pin; thence S 27° 49' 47" E along the southwesterly line of land of Bernard L. McCaslin, et al., a distance of 138.77 feet to the iron pin at the point of beginning.

Excepting and reserving to the grantors, their heirs and assigns forever the exclusive right to use and occupy the following described portion of the above parcel: Beginning at the northwesterly corner of the premises above conveyed; thence N 50° 33' 3" E a distance of 128 feet to an iron pin; thence S 27° 29' 47" E a distance of 48.32 feet to an iron pin; thence S 57° 4' 48" W following the center line of the vertical section of a concrete retaining wall a distance of 125.59 feet to an iron pin set on the easterly line of Western Avenue; thence N 28° 18' 58" W a distance of 33.68 feet to the iron pin at the point of beginning.

Normal maintenance and repair of said retaining wall shall be the equal responsibility of the parties hereto, their successors, personal representatives and assigns.

Also excepting and reserving a certain

lot or parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, lying on the northwesterly side of and adjacent to Silver Street, so-called, and more particularly bounded and described as follows:

Beginning at a point on the northwesterly right of way line of said street, said point marking the most southeasterly corner of land of the herein grantor, and also marking the most southwesterly corner of land of the herein grantees; thence S 58° 56' 38" W along the northwesterly right of way line of said street and land of the herein grantor a distance of 15.94 feet to an iron pipe; thence N 27° 49' 47" W along the line of remaining land of the herein grantor a distance of 77.77 feet to a point in the southwesterly line of land of the herein grantees; thence S 39° 31' 48" E along the southwesterly line of land of the herein grantees a distance of 78.50 feet to the point of beginning.

The herein described parcel is triangular in shape and contains 618.98 square feet.

RECEIVED KENNEBEC SS.

95 MAY 16 AM 9:00

ATTEST: *Theresa B. Quinn*
REGISTER OF DEEDS